



City of Carmel

CARMEL PLAN COMMISSION AGENDA

(Revised November 4, 2005)

November 15, 2005

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1H. Docket No. 05030024 PP: Sweet Charity Estates

The applicant seeks to plat 22 lots on 38.68 acres with the following subdivision waivers:.

The site is located at the 1303 West 116th Street and is zoned S1/Residential

Filed by Dave Barnes of Weihe Engineers

Docket No. 05110011 SW: 6.03.07—Cul-de-Sac Length

To seek relief from the maximum permitted cul-de-sac length of 600 feet.

The site is located at the 1303 West 116th Street and is zoned S1/Residential

Filed by Dave Barnes of Weihe Engineers

Docket No. 05110011 SW: 6.03.19 —Access to Arterials, Parkways, and Collectors

To seek relief from houses fronting collector streets/200 foot required separation from collector streets.

The site is located at the 1303 West 116th Street and is zoned S1/Residential

Filed by Dave Barnes of Weihe Engineers

Docket No. 05110011 SW: 6.05.07— Lots located adjacent to arterial, parkway, or collector streets.

To seek relief from houses located adjacent to collector streets/200 foot required separation from collector streets.

The site is located at the 1303 West 116th Street and is zoned S1/Residential

Filed by Dave Barnes of Weihe Engineers.

- 2H. **Docket No. 05100004 PP: Gateway Pavilion (Center Pointe Crossing)**
The applicant seeks plat approval for a commercial subdivision.
The site is located at the southwest corner of Bennett Pkwy & US 421 and is zoned B-3/Business within the US 421 Overlay.
Filed by Jim Shinaver of Nelson & Frankenberger for Heritage RDG, LLC.

I. Old Business:

- 1I. **Docket Nos. 05080009 SP & 05080010 DP: Carmel Science & Tech Park, blk 7**
The applicant seeks approval for a development plan and 5 new lots.
The site is located southeast of Carmel Dr & Adams St and is zoned M-3/Manufacturing.
Filed by Mike DeBoy of DeBoy land Development Services, Inc.
- 2I. **Docket No. 05080016 PP, 05080017 SW, and 05080018 SW: Windsor Grove 2**
The applicant seeks to plat 30 lots on 30.056 acres with the following subdivision waivers:
Docket No. 05080017 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
Docket No. 05080018 SW: 6.03.21 – Points of Access
To seek relief from providing 2 points of access into the subdivision.
The site is located at 3105 106th St. West and is zoned S1.
Filed by Brian Robinson of Stoeppelwerth and Assoc. for Steve Wilson Inc.
- 3I. **Docket No. 05080040 DP Amend/ADLS: West Carmel Center, Blk C, lot 1 - Maplecrest Commons**
The applicant seeks site plan and building approval for a business/retail center. The site is just west of Commerce Dr. & Carwinion Wy. and is zoned B-3/Business within the US 421 Overlay. Filed by Mike Jett of American Consulting for PR Block C, LLC.
- 4I. **Docket No. 05090009 PP: Five Star Estates**
The applicant seeks to plat 5 lots on 5 acres.
The site is located at 2200 W. 131st Street and is zoned S1/Residential.
Filed by Greg Snelling of Snelling Engineering, LLC for Prime Lots, LLC.
- 5I. **Docket No. 05090001 OA: Parking Ordinance Amendment**
The applicant seeks to amend the Zoning Ordinance, *Chapter 27: Additional Parking & Loading Regulations*, in order to modify parking standards.
Filed by the Carmel Department of Community Services.
- 6I. **Docket No. 05090002 OA: ROSO Repeal**
The applicant seeks to Repeal the Subdivision Control Ordinance, *Chapter 7: Open Space Standards for Major Subdivisions (ROSO III)*, in order to repeal the ROSO subdivision standards.
Filed by the Carmel Department of Community Services.

J. Adjournment